



BRYAN PUBLIC
SCHOOLS
(VOL. 207, PG. 95)
18.263 ACRES

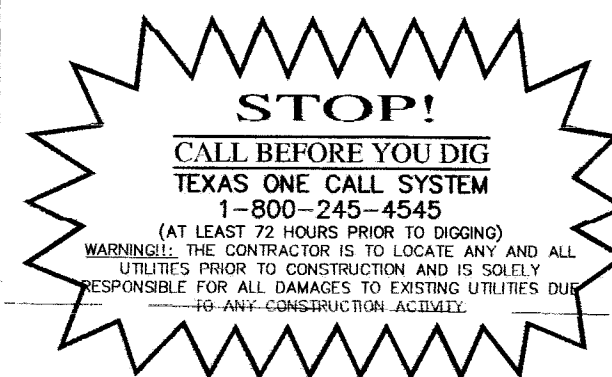
PARKWAY TERRACE SUBDIVISION
(VOL. 218, PG. 3)

S 42°47'41" E
9.55'

S 42°47'41" E - 147.71'

S 46°58'19" W
2.21'
S 65°51'41" E
5.63'

S 42°47'41" E - 139.18'



SYMBOL & LINE LEGEND

- PP POWER POLE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- BFP BACKFLOW PREVENTOR
- ET ELECTRICAL TRANSFORMER
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- PIV POST INDICATOR VALVE
- PIV CURB INLET
- PL PROPERTY LINE
- EL EASEMENT LINE

PLAN NOTES:

1. REFER TO SHEET C0.1 FOR SITE, PARKING, PAVING, AND MISC. CONSTRUCTION NOTES.
2. REFER TO SHEET C2.0 FOR SITE, PARKING & PAVING DETAILS.
3. UNLESS OTHERWISE NOTED ALL RADII ARE 4.0' ALONG THE BACK OF CURB.

PAVING # LEGEND

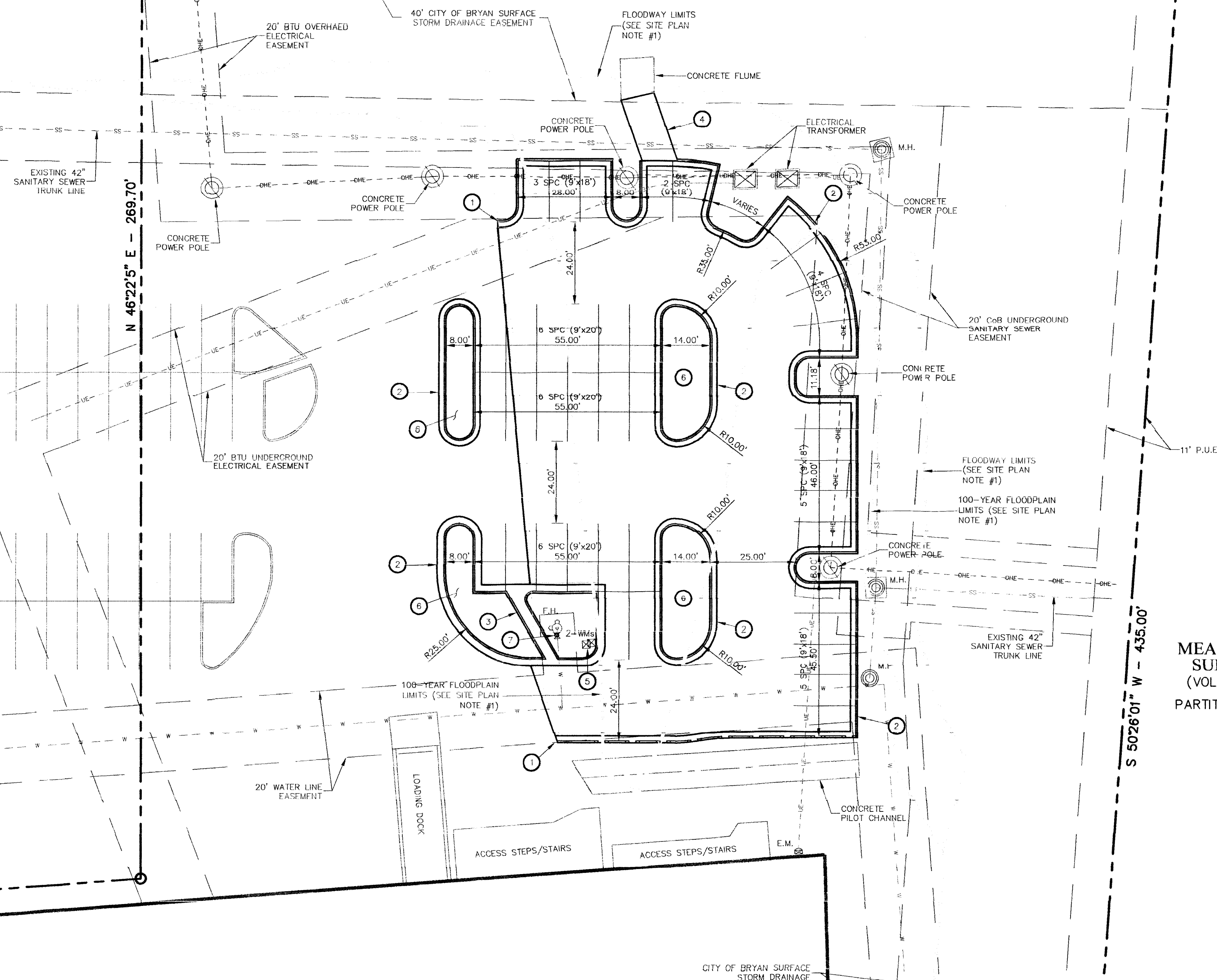
- 1 TAPER CURB TO 0" HEIGHT AT TERMINUS
- 2 6" CONCRETE CURB & GUTTER
- 3 4" WIDE CONCRETE PILOT CHANNEL (TYPE 1)
- 4 ~10' WIDE CONCRETE PILOT CHANNEL (TYPE 2)
- 5 ADJUST WATER METER BOXES FLUSH w/NEW GRADE (AS REQUIRED)
- 6 4" THICK RIVER ROCK w/WEED CLOTH
- 7 ADJUST WATER VALVE w/NEW GRADE (AS REQUIRED)
- 8 2" HMA PAVING w/6" CRUSHED LESTONE BASE & COMPACTED SUBGRADE

— TEJAS CENTER —

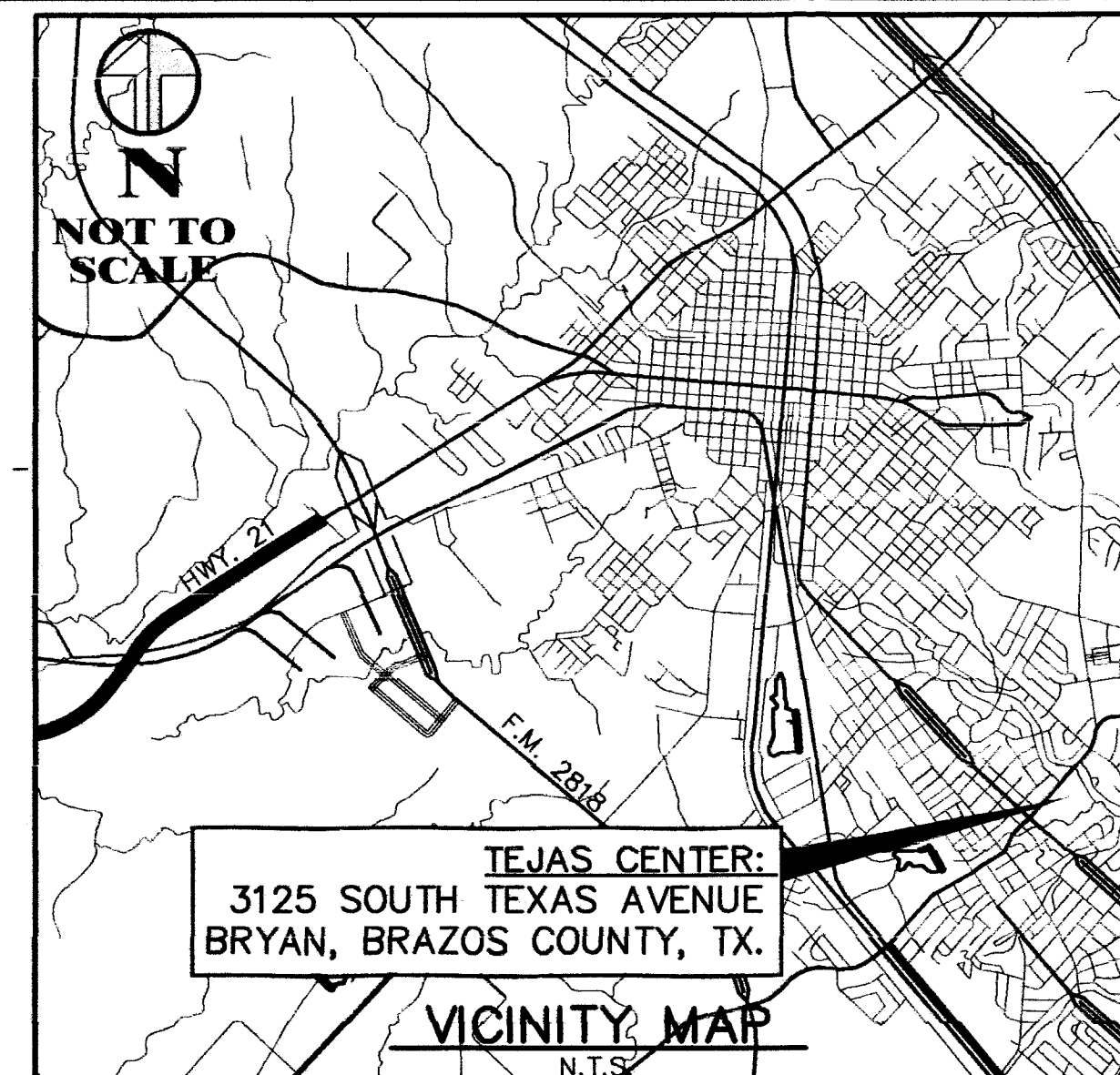
TEJAS CENTER SUBDIVISION
(VOL. 6878, PG. 94)

LOT 1
11.373 ACRES

PROPERTY INFORMATION
TEJAS CENTER
SUBDIVISION
LOT 1
11.373 ACRES
ZONING
GENERAL COMMERCIAL
NOW OR FORMERLY
TEJAS CENTER, LTD.
(VOL. 6878, PG. 94)



MEADOWBROOK
SUBDIVISION
(VOL. 108, PG. 311)
PARTITION OF LOT 72



SITE NOTES:

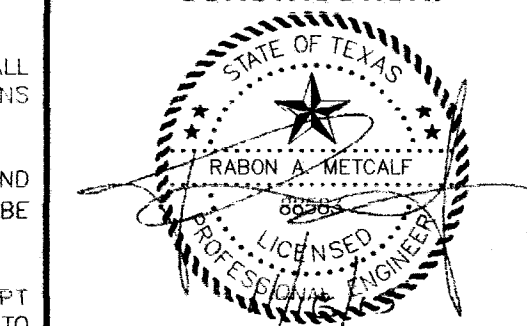
1. A PORTION OF THIS SITE DOES LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041C, PANEL NO. 0215 F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014. HOWEVER, THE DEVELOPMENT PORTION OF THIS PROPERTY WAS ELEVATED ABOVE THE 100-YEAR FLOODPLAIN (TIMBER LAKE AREA - 42" SANITARY SEWER TRUNK LINE) AND IS NOT INUNDATED BY FLOODPLAIN.
2. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS. THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
3. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 0.30 ACRES OF NEWLY IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
4. NO DETENTION WILL BE PROVIDED FOR THIS PARKING LOT EXPANSION.
5. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.0). ALL PAVEMENT ON THIS PROJECT WILL BE HOT-MIX ASPHALTIC CONCRETE (2" HMA - 6" LESTONE BASE - COMPACTED SUBGRADE).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
8. HOLDING VESSELS FOR STORAGE OF MOTOR OIL, ANTI-FREEZE, AND OIL FILTERS SHALL BE KEPT IN CONTAINERS AND LOCATED IN AN AREA THAT WILL PREVENT THE RELEASE OF POLLUTANTS INTO THE ENVIRONMENT DURING DISPOSAL, SERVICING, AND/OR A RAINFALL EVENT.
9. SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
10. THE INTENDED USE FOR THIS DEVELOPMENT IS GENERAL COMMERCIAL.
11. THE APPROXIMATE LOCATION OF THESE UTILITY LINES, AND APPURTENANCES, ARE SHOWN PER THE ON-THE-GROUND SURVEY PREPARED BY RME CONSULTING ENGINEERS.
12. SITE LIGHTING, DIRECTIONAL SIGNS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEMS' INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
13. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).

RME
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**SUBSTANTIALLY
COMPLETE
ISSUED FOR
CONSTRUCTION
11/18/15**

CONSTRUCTION DRAWINGS
ISSUED PRIOR TO THIS
DATE ARE REPLACED BY
THIS SET & SHOULD NOT
BE USED FOR
CONSTRUCTION.



**SITE & PAVING PLAN
PARKING EXPANSION
FOR THE
TEJAS CENTER
3125 SOUTH TEXAS AVENUE
BRYAN, TX**
LOT 11 - TEJAS CENTER SUBDIVISION
BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
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FILENAME: 0594SP1A SCALE: N/A
SUBMITTED DATE: 10/28/15, 11/18/15

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
FIELD BOOK: 15 PAGES: 45, 46

RME CONSULTING ENGINEERS
CLIENT NO.
141 - 0594

C1.1
SHEET 4 OF 6